

BUILDING INFORMATION	
FLOOD ZONE (PER LEEGIS)	X
FLOOD ZONE ELEVATION	20.84' NAVD
BUILDING FINISHED FLOOR ELEVATION	21' NAVD
SPRINKLER SYSTEM	YES, NEW ESFR SYSTEM
CONSTRUCTION TYPE CLASSIFICATION	IIB
TOTAL SQUARE FOOTAGE	49,020 SF

CH 3 - USE AND OCCUPANY CLASSIFICATION

BUSINESS, GROUP B (SECTION 304.1)
 MODERATE-HAZARD STORAGE, GROUP S-1 (SECTION 311.2)

CH. 5 - GENERAL BUILDING HEIGHTS & AREAS

	ALLOWED	PROVIDED
BUILDING HEIGHT ABOVE GRADE PLANE (FT)	TABLE 504.3a 75	30'-2 1/2"
NUMBER OF STORIES ABOVE GRADE PLANE	TABLE 504.4 3 (PER S-1)	1
ALLOWABLE AREA (SF)	TABLE 506.2 70,000 (PER S-1)	49,020 SF

CHAPTER 6 - TYPE OF CONSTRUCTION

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS - TABLE 601	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME	0	0
EXTERIOR BEARING WALLS	NA	-
INTERIOR BEARING WALLS	NA	-
NON-BEARING EXTERIOR WALLS (PER TABLE 602)	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

CHAPTER 10 - MEANS OF EGRESS

BASED ON MOST STRINGENT OCCUPANCY	OCCUPANCY	REQUIRED	PROVIDED
TABLE 1006.2.1 - MAX TRAVEL DISTANCE (ONE EXIT)	B,S	100'	20'
TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE	B	300'	122'-4"
TABLE 1020.1 - CORRIDOR FIRE RESISTANCE RATING	B,S (> 30)	0	0
TABLE 1020.2 - MINIMUM CORRIDOR WIDTH (INCHES)	B,S	44"	60"

ROOM SCHEDULE

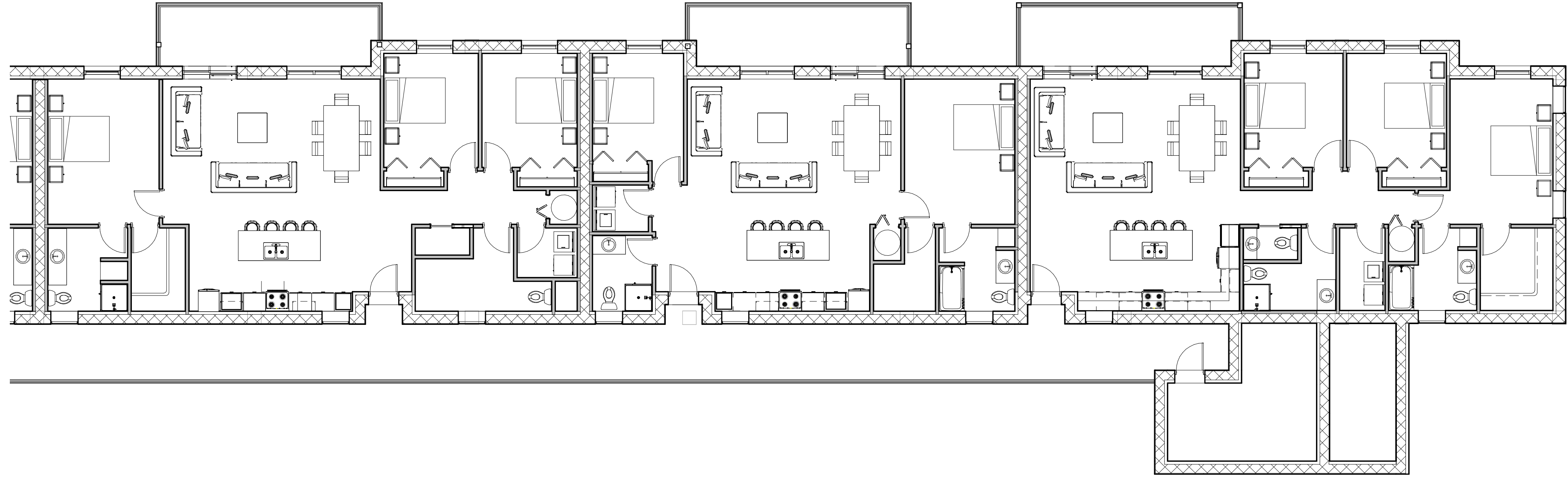
ROOM	AREA	OCCUPANCY	OCCUPANCY FACTOR	OCCUPANCY LOAD
110	78 SF			0
111	55 SF			0
112	197 SF			0
113	691 SF			0
117	91 SF			0
118	41 SF			0
119	18 SF			0
120	129 SF			0
121	143 SF			0
122	14 SF			0
123	670 SF			0
126	137 SF			0
127	138 SF			0
128	195 SF			0
129	73 SF			0
130	75 SF			0
131	46 SF			0
132	69 SF			0
133	54 SF			0
134	31 SF			0
135	125 SF			0
136	607 SF			0
140	49 SF			0
141	11 SF			0
142	75 SF			0
143	195 SF			0
144	11 SF			0
145	11 SF			0

PLUMBING FIXTURE CALCULATION

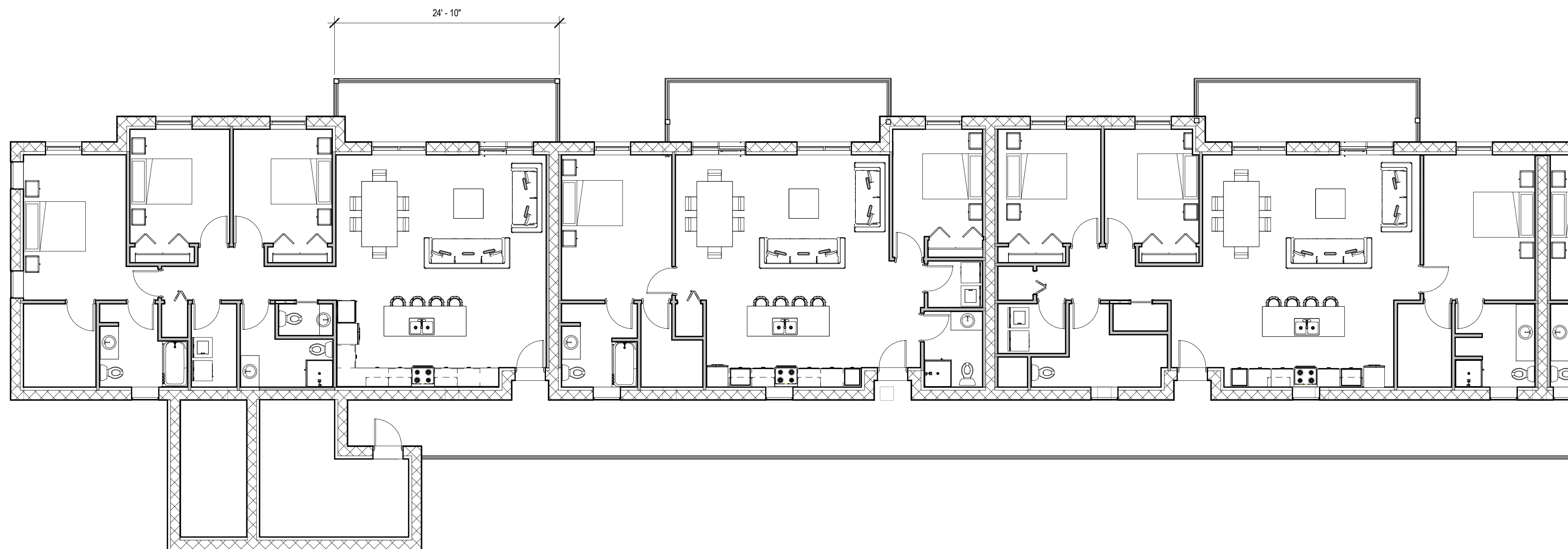
TOTAL: 28 FBC - PLUMBING 403.1		MALE - 94 OCCS.		FEMALE - 94 OCCS.		
TYPE	CALCULATION	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
BUSINESS B	WATER CLOSET	1/25 FOR FIRST 50, 1/50 FOR REMAINING	3	1WC, 2 UR	3	
	LAVATORY	1/40 FOR FIRST 80, 1/80 FOR REMAINING	3	3	3	
	DRINKING FOUNTAIN	1/100	1	2	1	
SERVICE SINK	1 SERVICE SINK	1	1	1	1	
STORAGE S-1	FBC - PLUMBING 403.1		MALE - 94 OCCS.		FEMALE - 94 OCCS.	
	TYPE	CALCULATION	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	WATER CLOSET	1/100	1	2 (+2 URINAL)	1	3
	LAVATORY	1/100	1	4	1	3
	DRINKING FOUNTAIN	1/1,000	1	2	1	2
SERVICE SINK	1 SERVICE SINK	1	1	1	1	

LIFE SAFETY PLAN LEGEND

	EMERGENCY LIGHT
	EXIT/EMERGENCY COMBO
	WALL MOUNTED FIRE EXTINGUISHER - 5 LB. ABC TYPE (3A-10BC)
	DIRECTION OF EGRESS
NOTE: FIRE MARSHAL TO FIELD LOCATE/ APPROVE ALL LOCATIONS & QUANTITY PRIOR TO INSTALLATION	
	1 HOUR RATED WALL PER UL 465



1 LIFE SAFETY PLAN - AREA A
 1/8" = 1'-0"



2 LIFE SAFETY PLAN - AREA B
 1/8" = 1'-0"

REVISION	

GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

PDS ARCHITECTURE INC.
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com



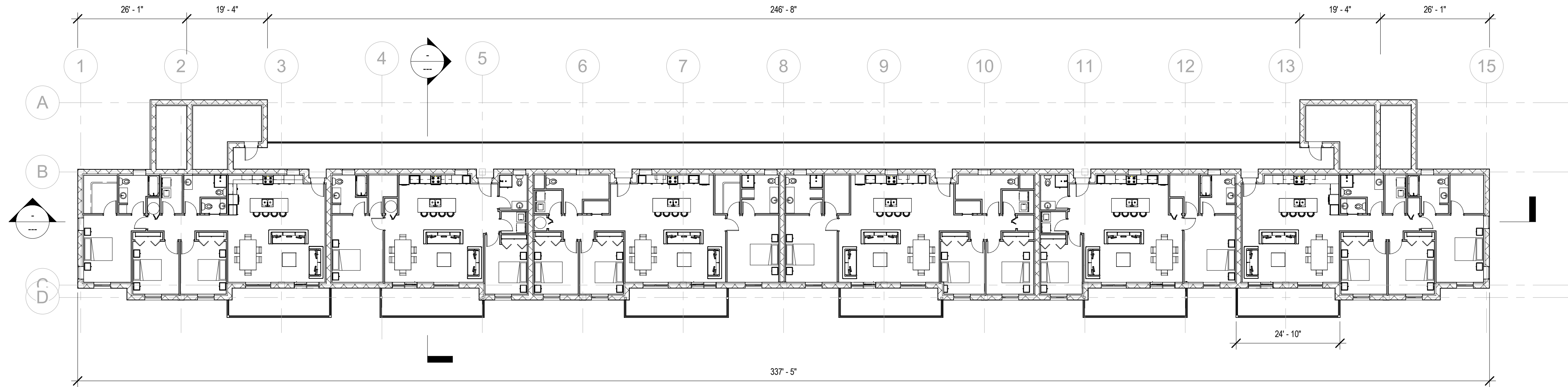
DATE: 01/20/2023
 TITLE: LIFE SAFETY PLAN



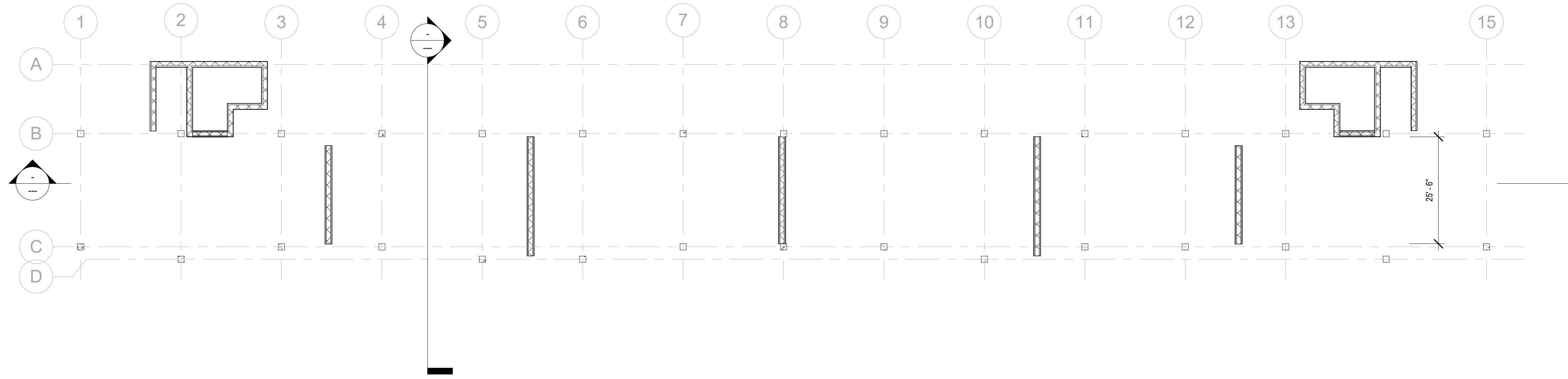
SHEET NO.
AG2

ALL IDEAS, DESIGN, AND PLANS INDICATED ON OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE INC. PDS ARCHITECTURE INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE INC. NO PART OF THESE DOCUMENTS IS TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF PDS ARCHITECTURE INC.

REVISION	



2 1ST - 4TH LEVELS
A1.0 1/16" = 1'-0"



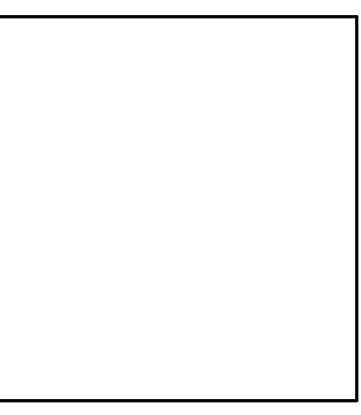
1 GROUND LEVEL
A1.0 1/16" = 1'-0"

GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

PDS ARCHITECTURE INC.
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com



DATE: 01/20/2023
 TITLE:
 FLOOR PLANS



SHEET NO.
A1.0

ALL IDEAS, DESIGN, AND PLANS INDICATED ON OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE INC. PDS ARCHITECTURE INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED OR COPIED IN ANY FORM OR MANNER, WITH OR WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE INC. NO PART OF THESE PLANS OR DRAWINGS ARE TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF PDS ARCHITECTURE INC.

REVISION	

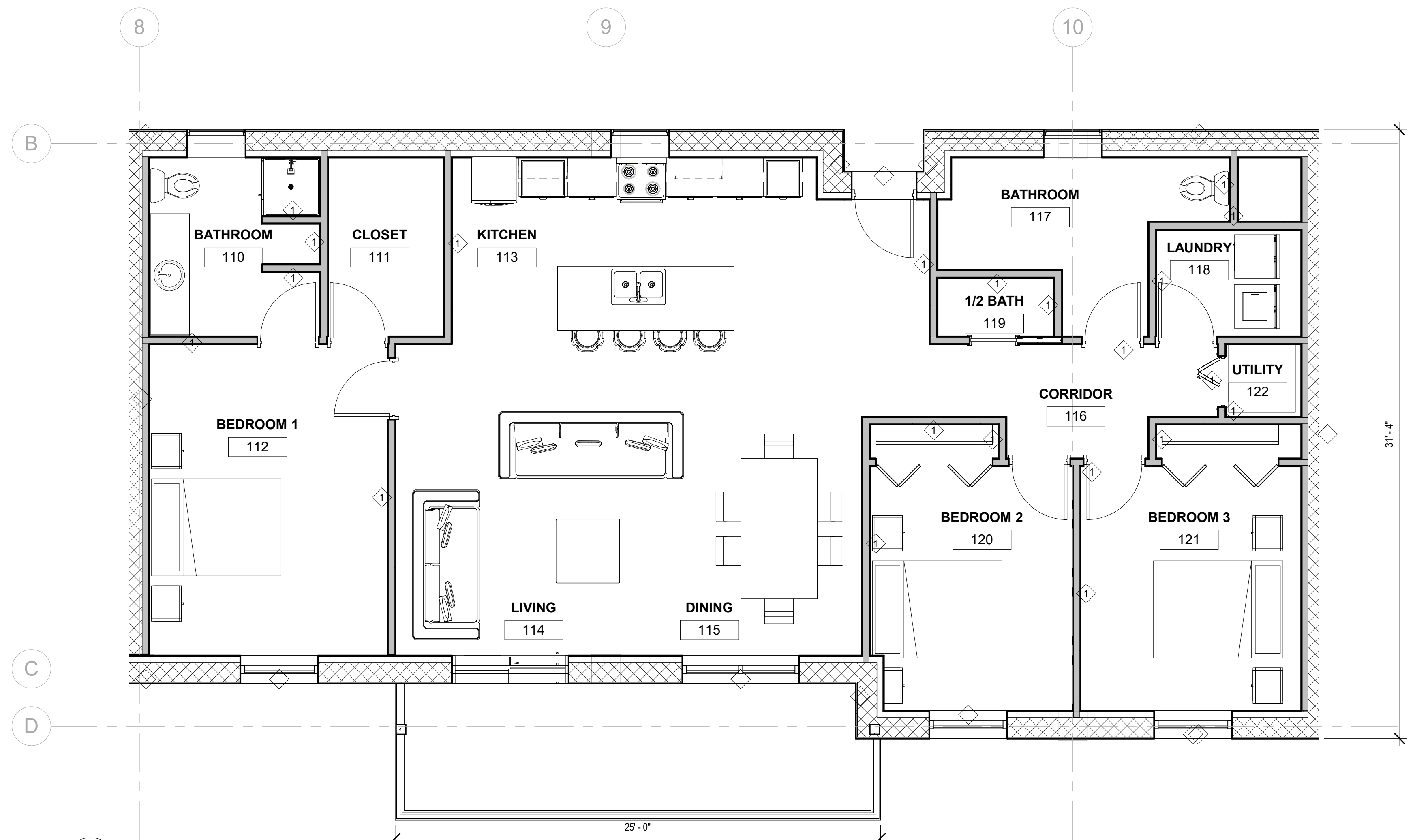
GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

PDS ARCHITECTURE INC.
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com

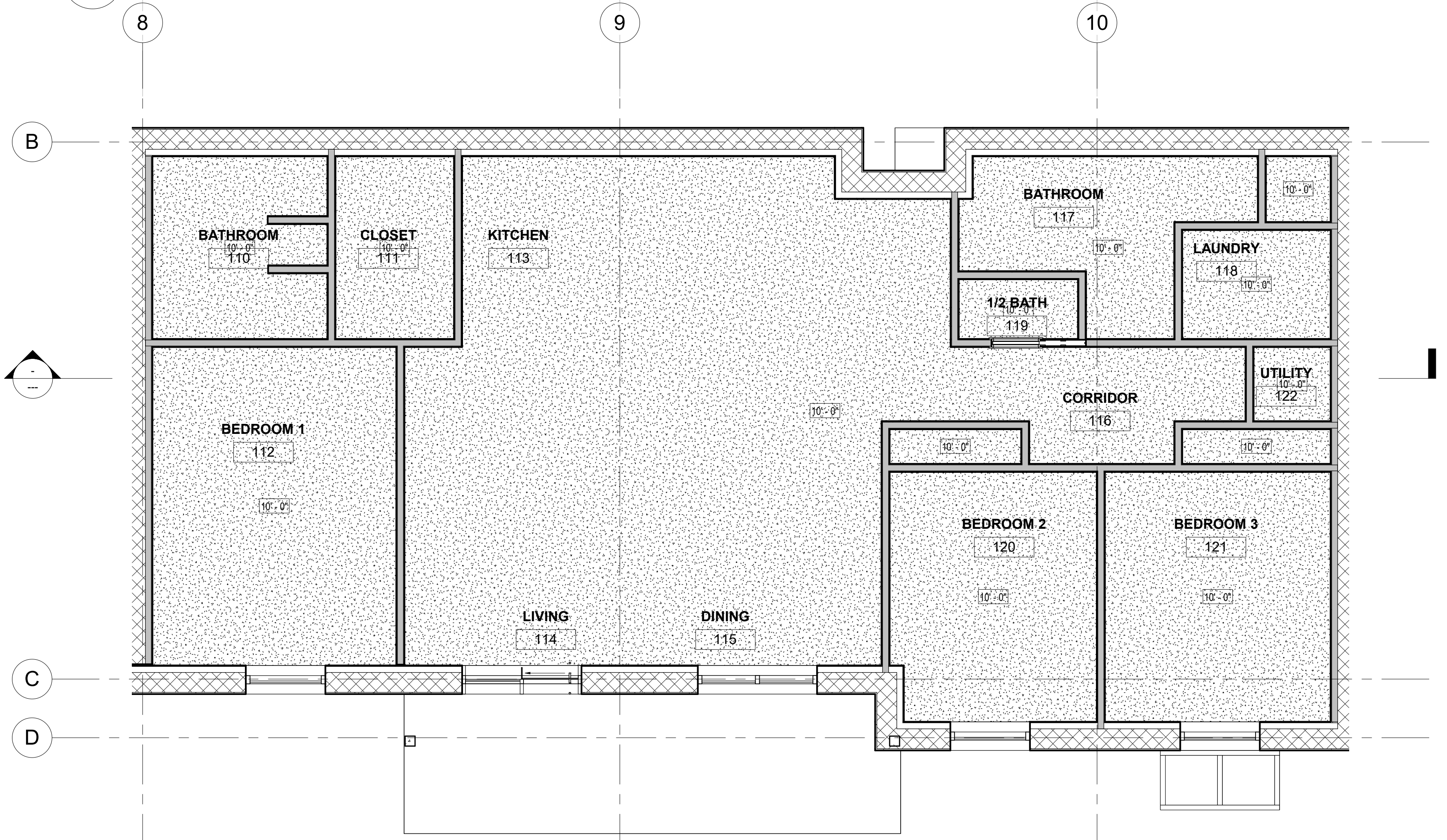


DATE: 01/20/2023
 TITLE: UNIT PLANS

SHEET NO.
A1.1



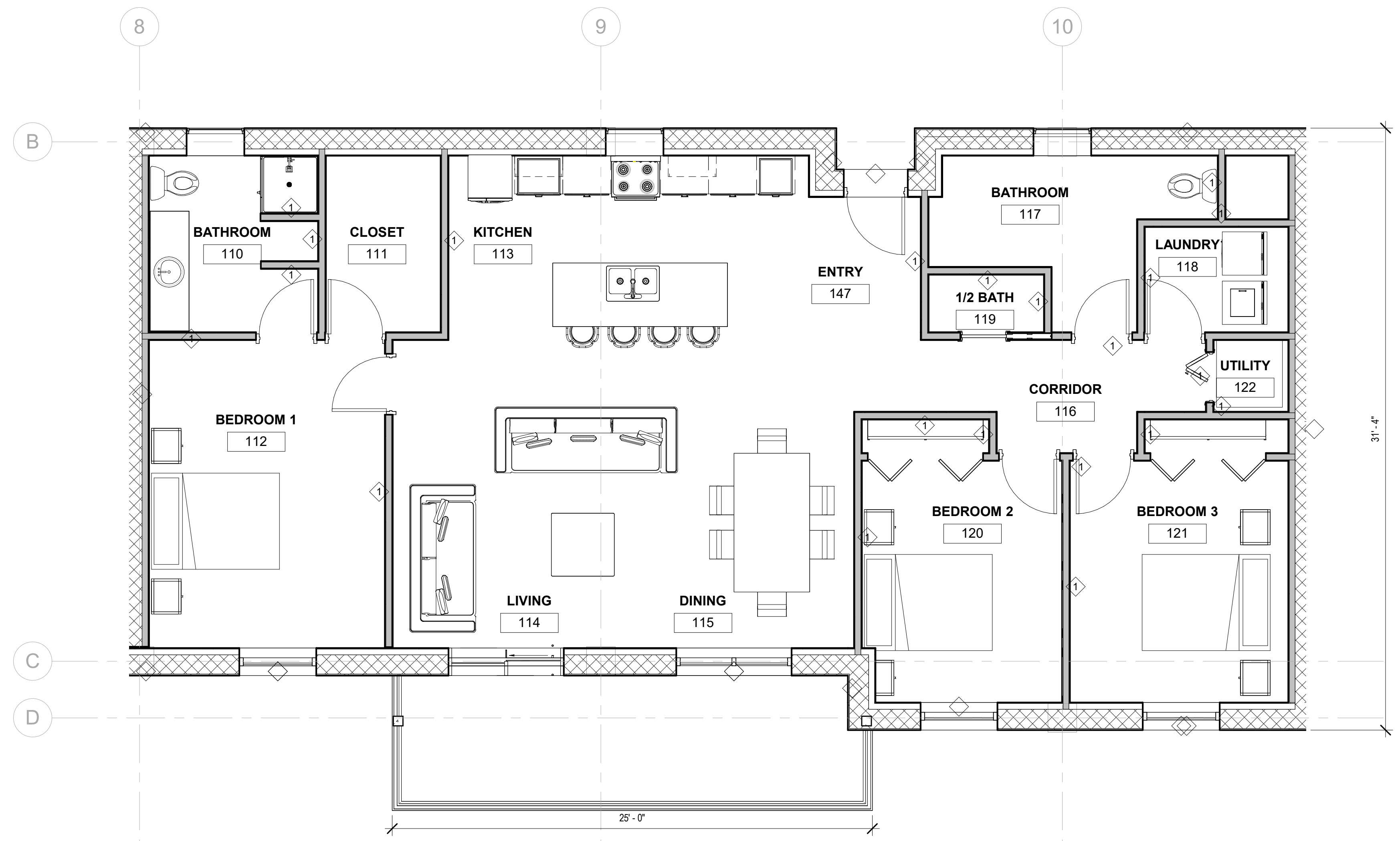
1 UNIT 1 - 3 BEDROOM
 A1.1 1/4" = 1'-0"



2 UNIT 1 - 3 BEDROOM CEILING PLAN
 A1.1 1/4" = 1'-0"

CEILING LEGEND	
	2X2 ACT SUSPENDED CEILING GRID
	2X2 LED LIGHT FIXTURE
	EXHAUST FAN

ALL IDEAS, DESIGN, AND PLANS INDICATED ON OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE INC. PDS ARCHITECTURE INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED OR COPIED IN ANY FORM OR MANNER, WITH OR WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE INC. NO ONE IS TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAA WRITTEN CONSENT. © PDS ARCHITECTURE



1 UNIT 1 - 3 BEDROOM FINISH PLAN
 A1.2 1/4" = 1'-0"

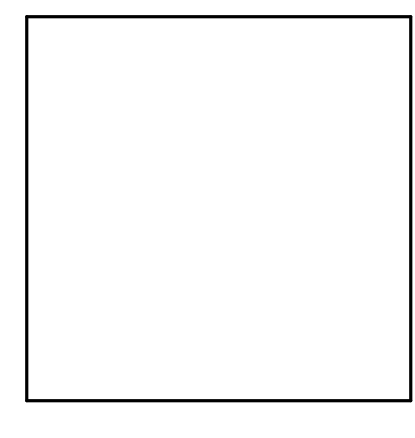
REVISION

GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

PDS ARCHITECTURE INC.
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143



DATE: 01/20/2023
 TITLE:
 FINISH PLAN



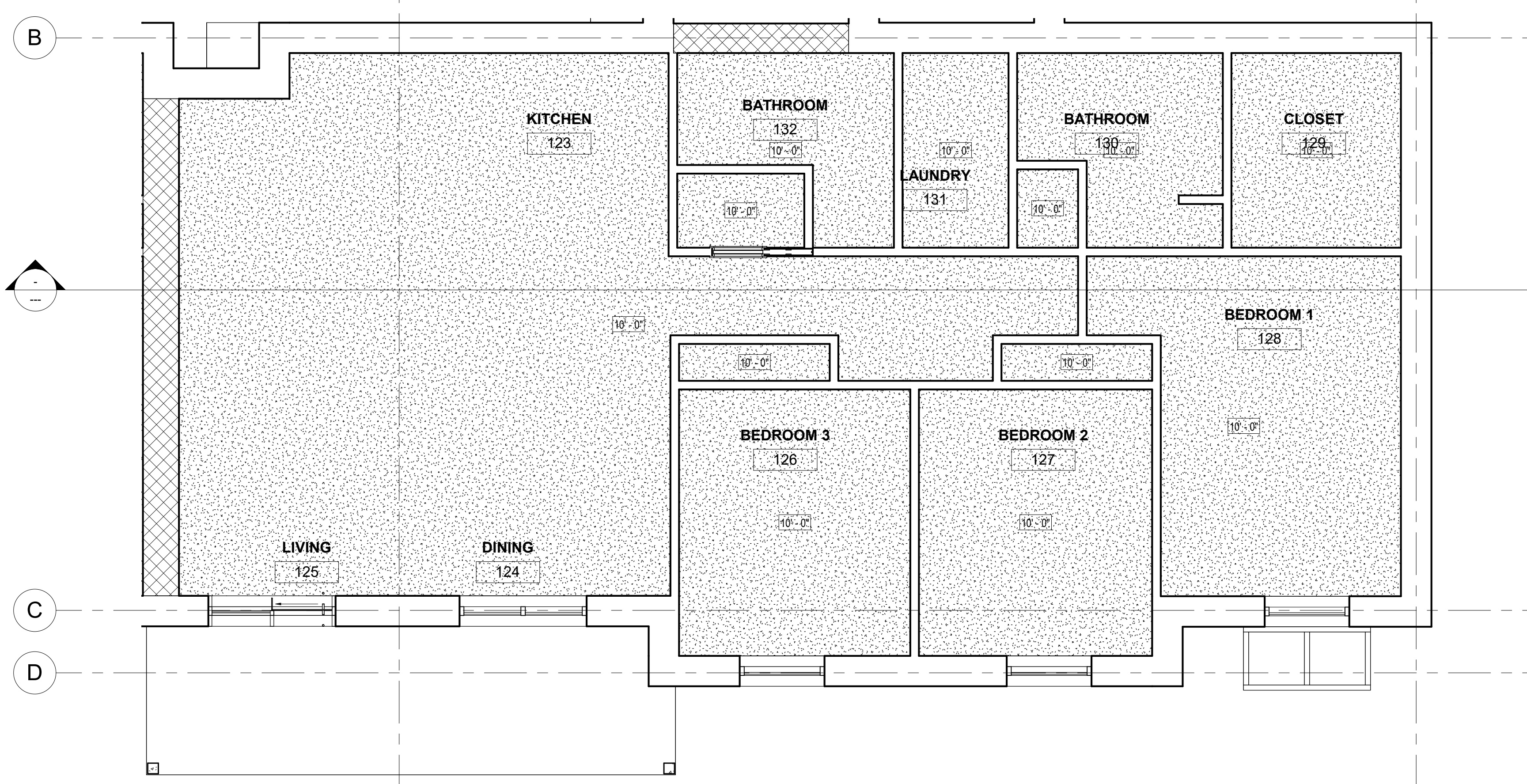
SHEET NO.
A1.2

ALL IDEAS, DESIGN, AND PLANS INDICATED ON OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE INC. PDS ARCHITECTURE INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITH OR WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE INC. NO ONE IS TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING WRITTEN CONSENT. © PDS ARCHITECTURE

REVISION



1 UNIT 2 - 3 BEDROOM
A1.3 1/4" = 1'-0"



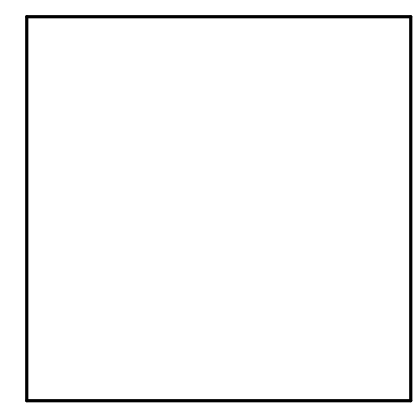
2 UNIT 2 - 3 BEDROOM CEILING PLAN
A1.3 1/4" = 1'-0"

GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

PDS ARCHITECTURE INC.
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com

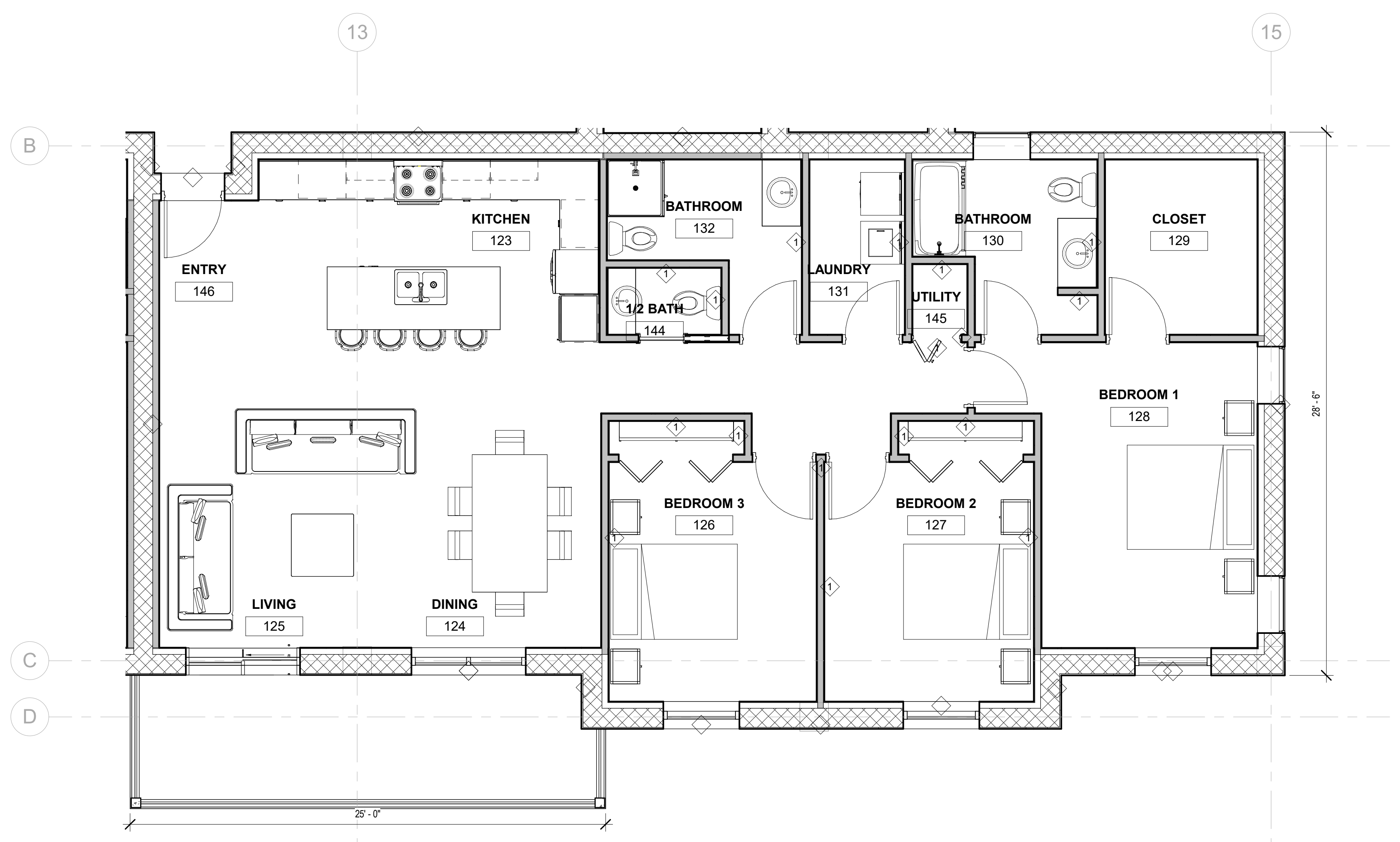


DATE: 01/20/2023
 TITLE:
 UNIT PLANS



SHEET NO.
A1.3

ALL IDEAS, DESIGN, AND PLANS INDICATED OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE, INC. PDS ARCHITECTURE, INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITH OR WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE, INC. NO PART OF THESE DOCUMENTS IS TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF PDS ARCHITECTURE, INC.



1
A1.4
UNIT 2 - 3 BEDROOM FINISH PLAN
1/4" = 1'-0"

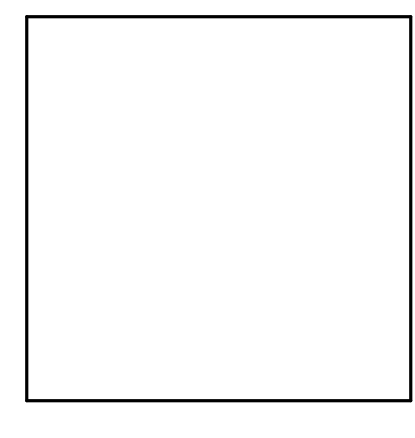
REVISION

GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

PDS ARCHITECTURE INC.
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143



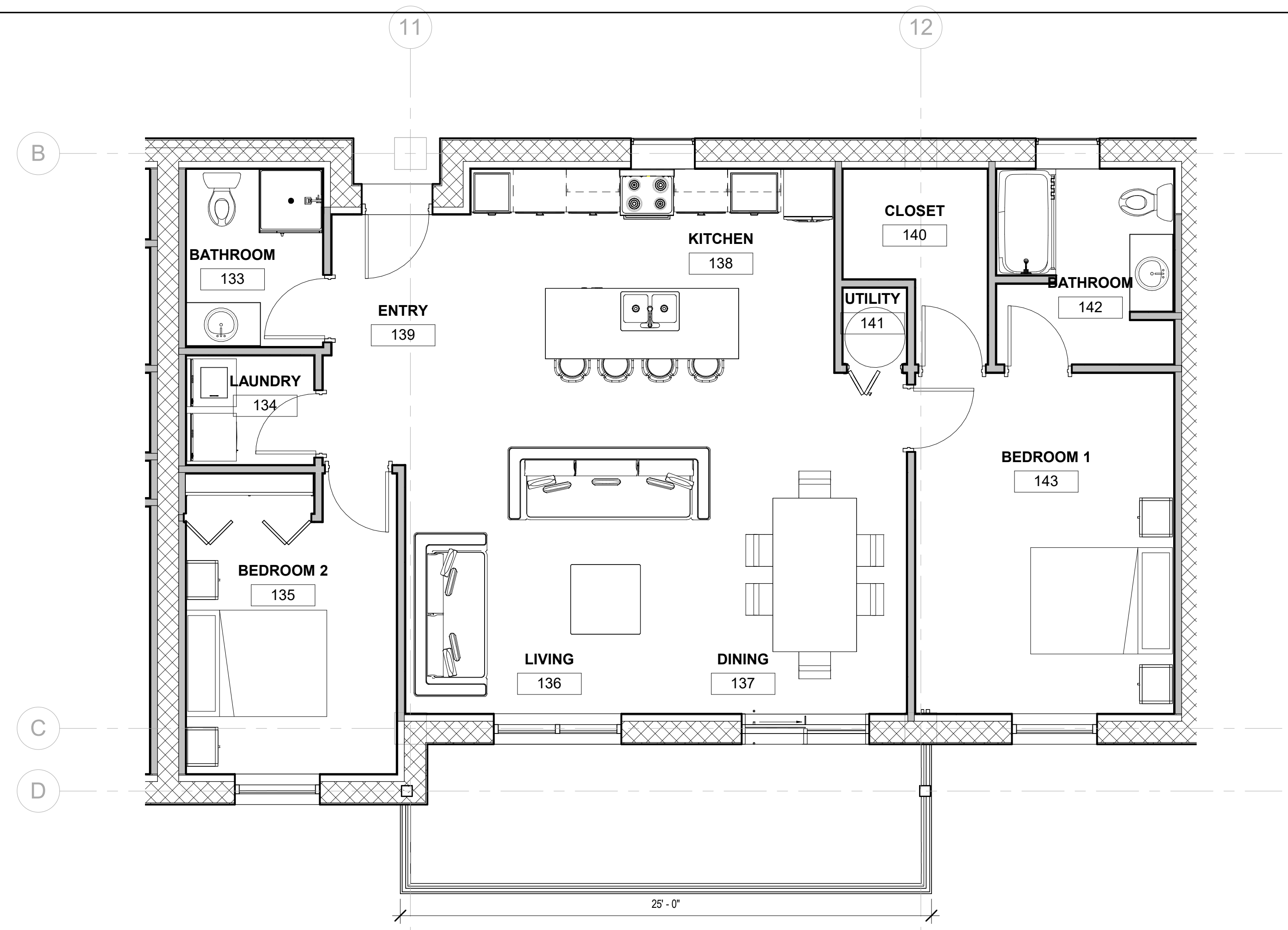
DATE: 01/20/2023
 TITLE:
 FINISH PLAN



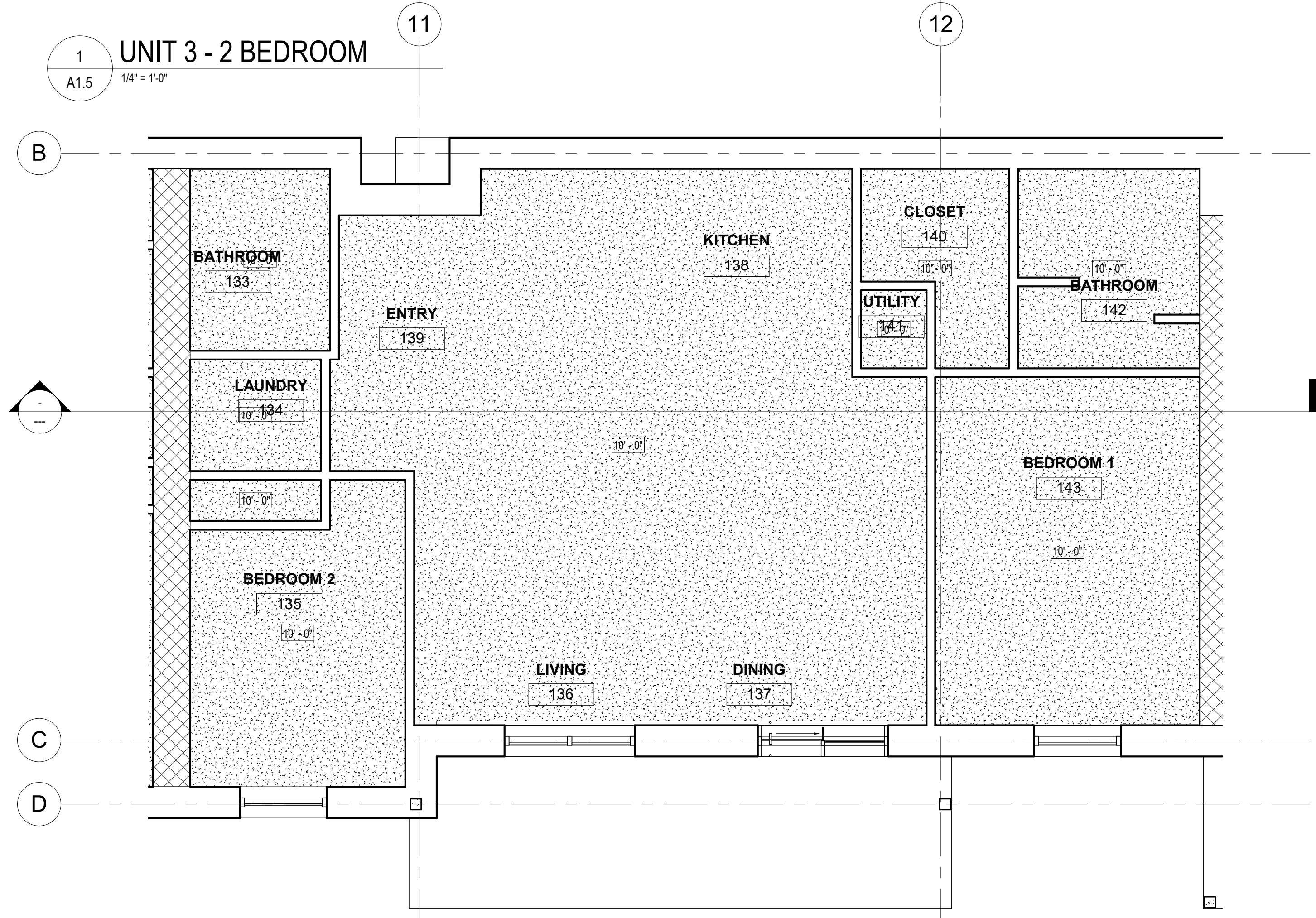
SHEET NO.
A1.4

ALL IDEAS, DESIGN, AND PLANS INDICATED ON OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE INC. PDS ARCHITECTURE INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITH OR WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE INC. NO ONE IS TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAA WRITER CONSENT. © PDS ARCHITECTURE

REVISION	



1 UNIT 3 - 2 BEDROOM
A1.5 1/4" = 1'-0"



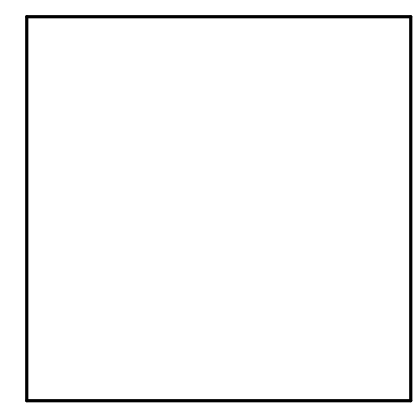
2 UNIT 3 - 2 BEDROOM CEILING PLAN
A1.5 1/4" = 1'-0"

GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

PDS ARCHITECTURE INC.
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com

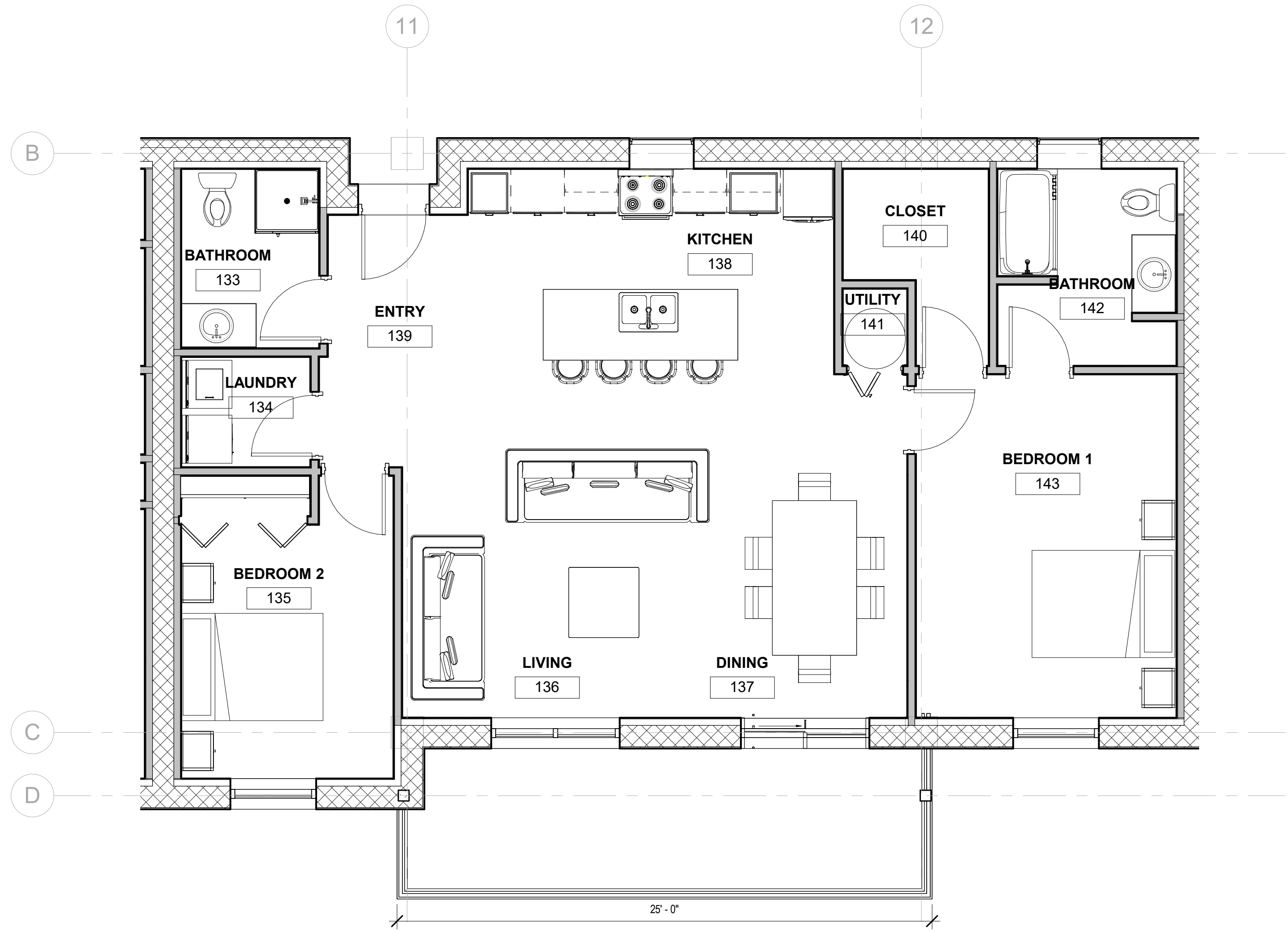


DATE: 01/20/2023
 TITLE:
 UNIT PLANS



SHEET NO.
A1.5

ALL IDEAS, DESIGN, AND PLANS INDICATED ON OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE INC. PDS ARCHITECTURE INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITH OR WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE INC. NO ONE IS TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SIGNED WRITTEN CONSENT. © PDS ARCHITECTURE



1
A1.6 UNIT 3 - 2 BEDROOM FINISH PLAN
1/4" = 1'-0"

REVISION

GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

PDS ARCHITECTURE INC.
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com



DATE: 01/20/2023
 TITLE:
 FINISH PLAN



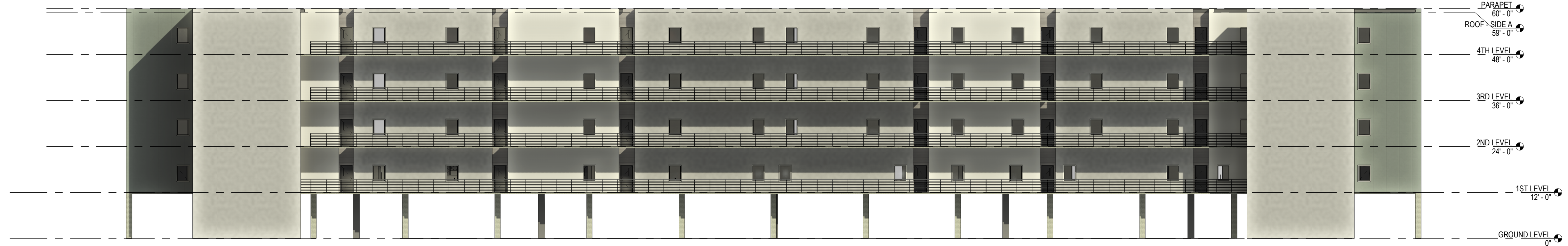
SHEET NO.
A1.6

ALL IDEAS, DESIGN, AND PLANS INDICATED ON OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE INC. PDS ARCHITECTURE INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITH OR WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE INC. NO PART OF THESE PLANS OR DRAWINGS ARE TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING WRITTEN CONSENT. © PDS ARCHITECTURE

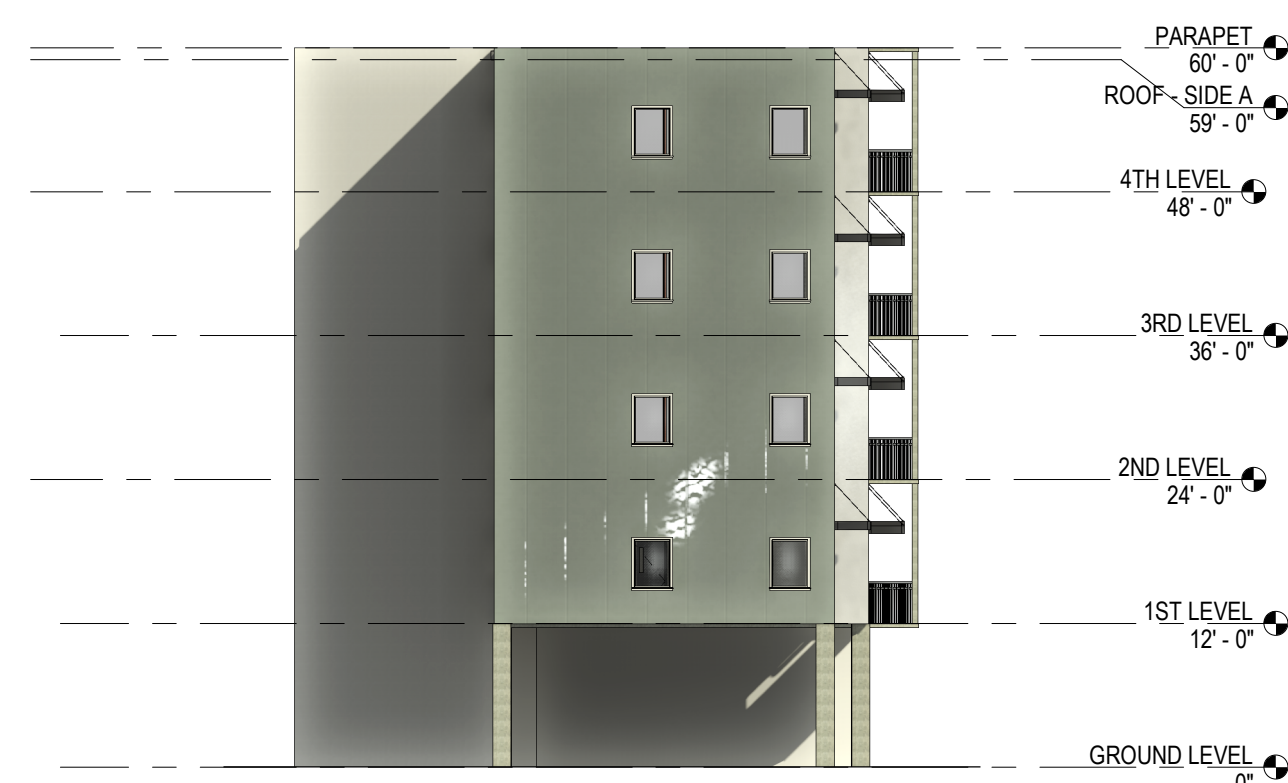
REVISION	



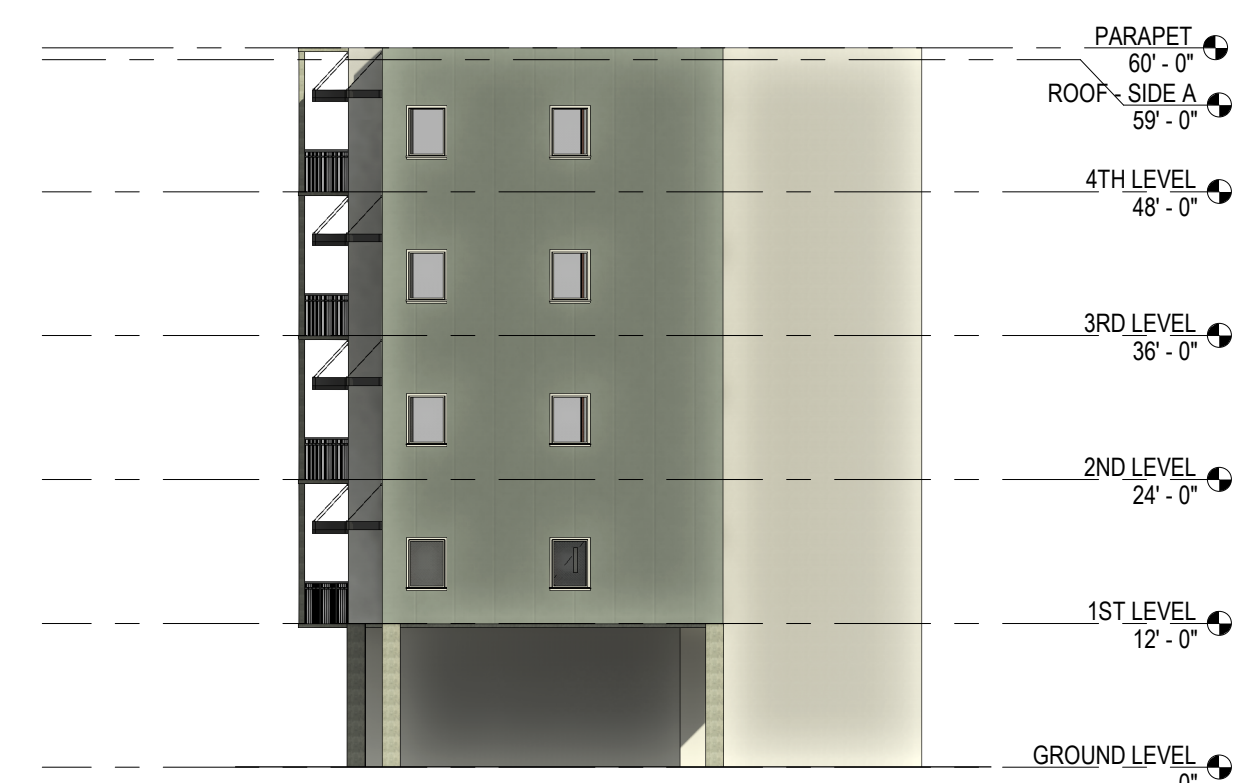
1 NORTH ELEVATION
A3 1/16" = 1'-0"



3 SOUTH ELEVATION
A3 1/16" = 1'-0"



2 EAST ELEVATION
A3 1/16" = 1'-0"



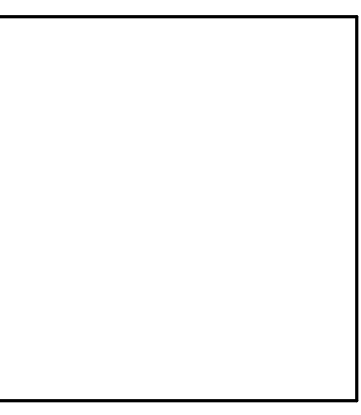
4 WEST ELEVATION
A3 1/16" = 1'-0"

GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

PDS ARCHITECTURE INC.
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com



DATE: 01/20/2023
 TITLE:
 EXT. ELEVATIONS



SHEET NO.
A3

ALL IDEAS, DESIGN, AND PLANS INDICATED ON OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE INC. PDS ARCHITECTURE INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER, WITH OR WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE INC. NO PART OF THESE PLANS OR DRAWINGS ARE TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF PDS ARCHITECTURE INC.

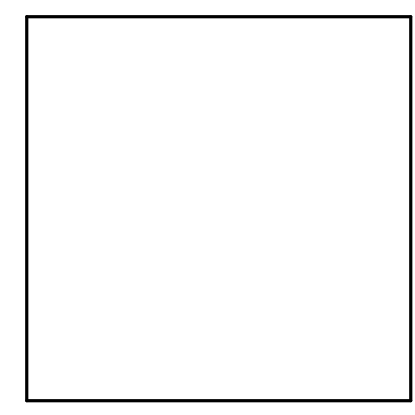
REVISION	

GASPARILLA PINES
24-UNIT BUILDING
 6700 GASPARILLA PINES BLVD
 ENGLEWOOD, FLORIDA 34224

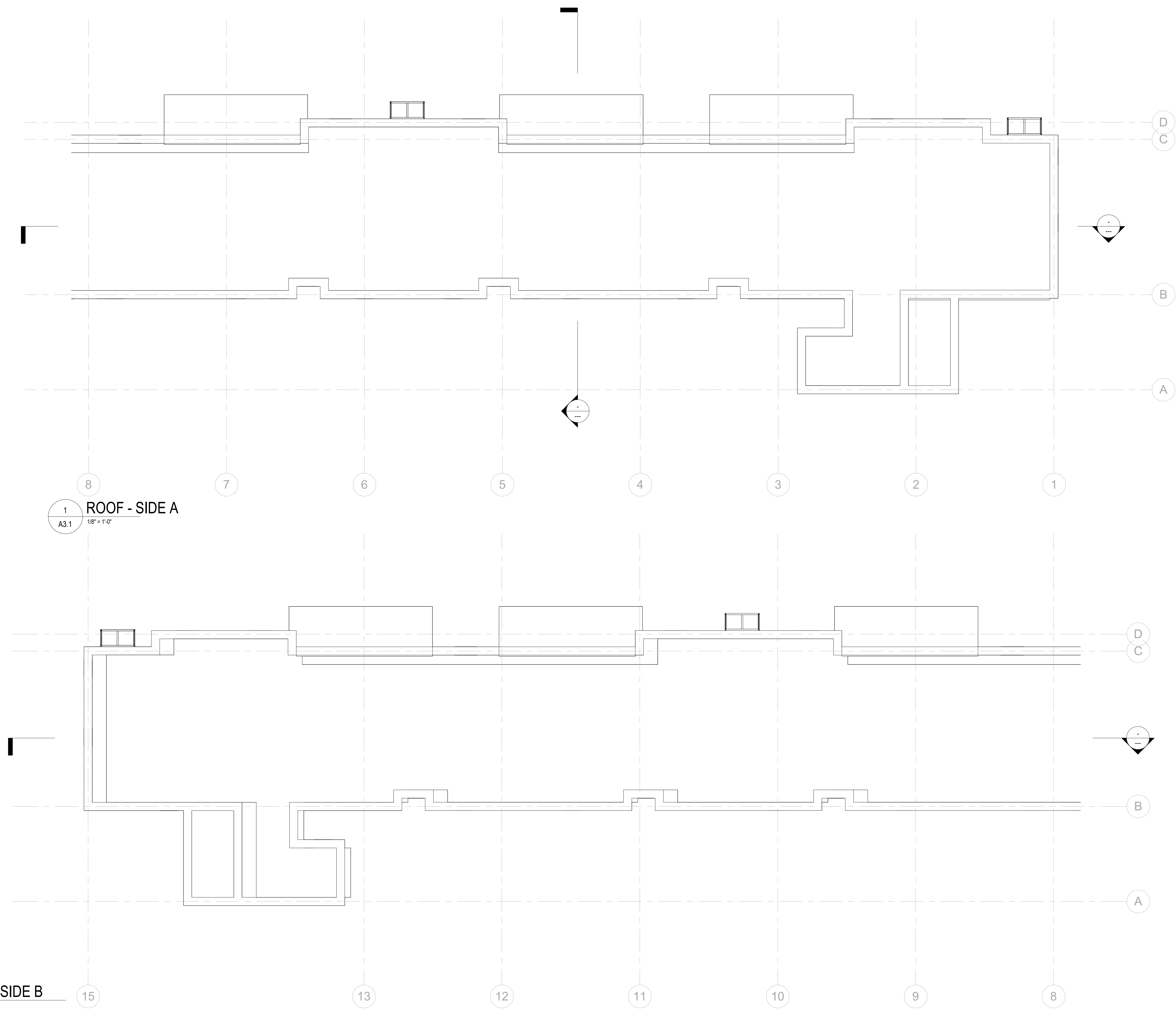
PDS ARCHITECTURE INC.
 12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # 97143
 PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com



DATE: 01/20/2023
 TITLE:
 ROOF PLAN



SHEET NO.
A3.1



1 ROOF - SIDE A
 A3.1 1/8" = 1'-0"

2 ROOF - SIDE B
 A3.1 1/8" = 1'-0"

ALL IDEAS, DESIGN, AND PLANS INDICATED ON OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE PROPERTY OF PDS ARCHITECTURE INC. PDS ARCHITECTURE INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITH OR WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PDS ARCHITECTURE INC. NO ONE IS TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAA WRITER CONSENT. © PDS ARCHITECTURE